

TO LET

2,026 Sq Ft (188.22 Sq M)

- Centrally Located
- Recently Refurbished
- Natural Lighting & Open Plan
- Use Class E Only



First Floor

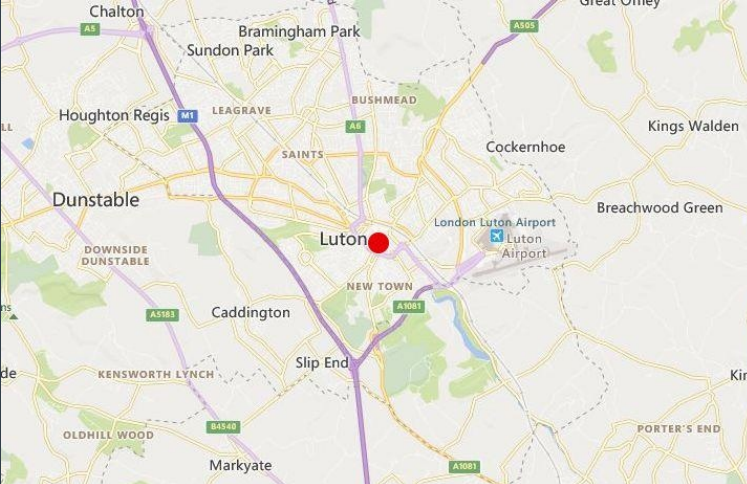
2-4 George Street, Luton, LU1 2AX

>D KirkbyDiamond

Contact: Joshua Parello or Courtney Cummins

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kirkbydiamond.co.uk



LOCATION

- The property is prominently situated on George Street within Luton Town Centre, nearby blue chip occupiers include Natwest, Barclays and Subway
- Luton's mainline train station is within walking distance providing access into central London within 45 minutes



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DESCRIPTION

- This is a first floor office, based in the heart of Luton Town Centre
- The premises has ground floor access, next to The Mall shopping centre and comprises of an open plan office space, separate WC facilities
- The premises has recently undergone refurbishment to include; new electric heaters, redecoration to the frontage
- Use Class E Only

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £17,250 per annum exclusive



ACCOMMODATION

Total	188.22 SQ M	2,026 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 93

Business Rates: Interested parties are advised to contact the relevant local authority The rateable value is £23,500. For the rates payable please contact us or www.voa.gov.uk

CONTACT:



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